

RESOLUTION NO. CZAB8-42-07

WHEREAS, **LIBERTY STATION, INC.** applied for the following:

- (1) BU-1 to BU-1A
- (2) Applicant is requesting to permit a 5' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts RU zoned property along the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Liberty Station," as prepared by EGN, consisting of 5 sheets, Sheet 1 dated stamped received 8/8/07, Sheet A1(a) dated stamped received 8/13/07 and Sheets 2, A4(a) and A4(b) dated stamped received 5/3/07 and plans as prepared by JFS Design, Inc., consisting of 1 sheet, dated stamped received 5/3/07 for a total of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9 – 14, Block 6, BELLEVUE BISCAYNE, Plat book 17, Page 29.

LOCATION: The Southeast corner of N.E. 119 Terrace and West Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the request to permit a 5' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts RU zoned property along the rear (east) property line (Item #2), and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that requested withdrawal of the request to permit a 5' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts RU zoned property along the rear (east) property line (Item #2) should be granted, and that

the requested district boundary change to BU-1A (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to withdraw Item #2 and to deny Item #1 without prejudice was offered by Richard C. Brown, seconded by Patrick Cure, and upon a poll of the members present the vote was as follows:

| | | | |
|------------------|-----|-------------------------|--------|
| Richard C. Brown | aye | Vernell Everett | aye |
| Patrick Cure | aye | Arthemon Johnson | absent |
| | | Voncarol Yvette Kinchen | aye |
| | | Fredricke Alan Morley | aye |

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested withdrawal of the request to permit a 5' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts RU zoned property along the rear (east) property line (Item #2) be and the same is hereby granted and said Item is hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED that the requested district boundary change to BU-1A (Item #1) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 23rd day of October, 2007.

Hearing No. 07-9-CZ8-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

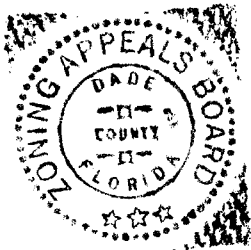
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-42-07 adopted by said Community Zoning Appeals Board at its meeting held on the 23rd day of October, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of October, 2007.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





Carlos Alvarez, Mayor

October 31, 2007

Liberty Station, Inc.
c/o Brian Adler
2500 First Union Financial Center
200 South Biscayne Boulevard
Miami, FL 33131-2336

Re: Hearing No. 07-9-CZ8-3

Location: The Southeast corner of N.E. 119 Terrace
and West Dixie Highway, Miami-Dade County,
Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB8-42-07, adopted by the Miami-Dade County Community Zoning Appeals Board 8, which withdrew Item #2 and denied Item #1 without prejudice on the above described property.

Please note that the Board's decision can be appealed to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is **October 29, 2007**.

Sincerely,

Earl Jones
Deputy Clerk

Enclosure

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Government Information Center
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

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